

OFFICE BUILDING FOR SALE



# 1375 WAMPANOAG TRAIL

East Providence, RI 02915

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# EXECUTIVE SUMMARY



## PROPERTY DESCRIPTION

Two story, wood framed, shingled, 2 unit office building with a 1,883 SF main level, a 839 SF lower level used for storage and a beautiful 1,000 SF detached three car garage. The property was built in 1930 as a 2 unit residential structure and converted into a 2 tenant office building. Owner is a commercial interior decorator who has designed a very usable, comfortable space with hardwood floors and expert landscaping. The 1,000 SF 3 car garage has multiple possibilities for use.

## LOCATION DESCRIPTION

Located on the western, southbound side of Wampanoag Trail (Route 114) in East Providence. Route 114 runs from I-195 south through East Providence, Barrington, Warren and Bristol through to Aquidneck Island. The building is less than a 10 minute drive to Providence.

## OFFERING SUMMARY

Sale Price:	\$420,000
Building Size:	1,883 SF
Lot Size:	13,503 SF
Zoning:	C1, C2
HVAC	Gas fired forced hot air Central AC

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,157	17,826	48,381
Total Population	5,386	45,310	122,465
Average HH Income	\$76,551	\$80,112	\$75,066

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# ADDITIONAL PHOTOS



**LEEDS MITCHELL IV, SIOR**  
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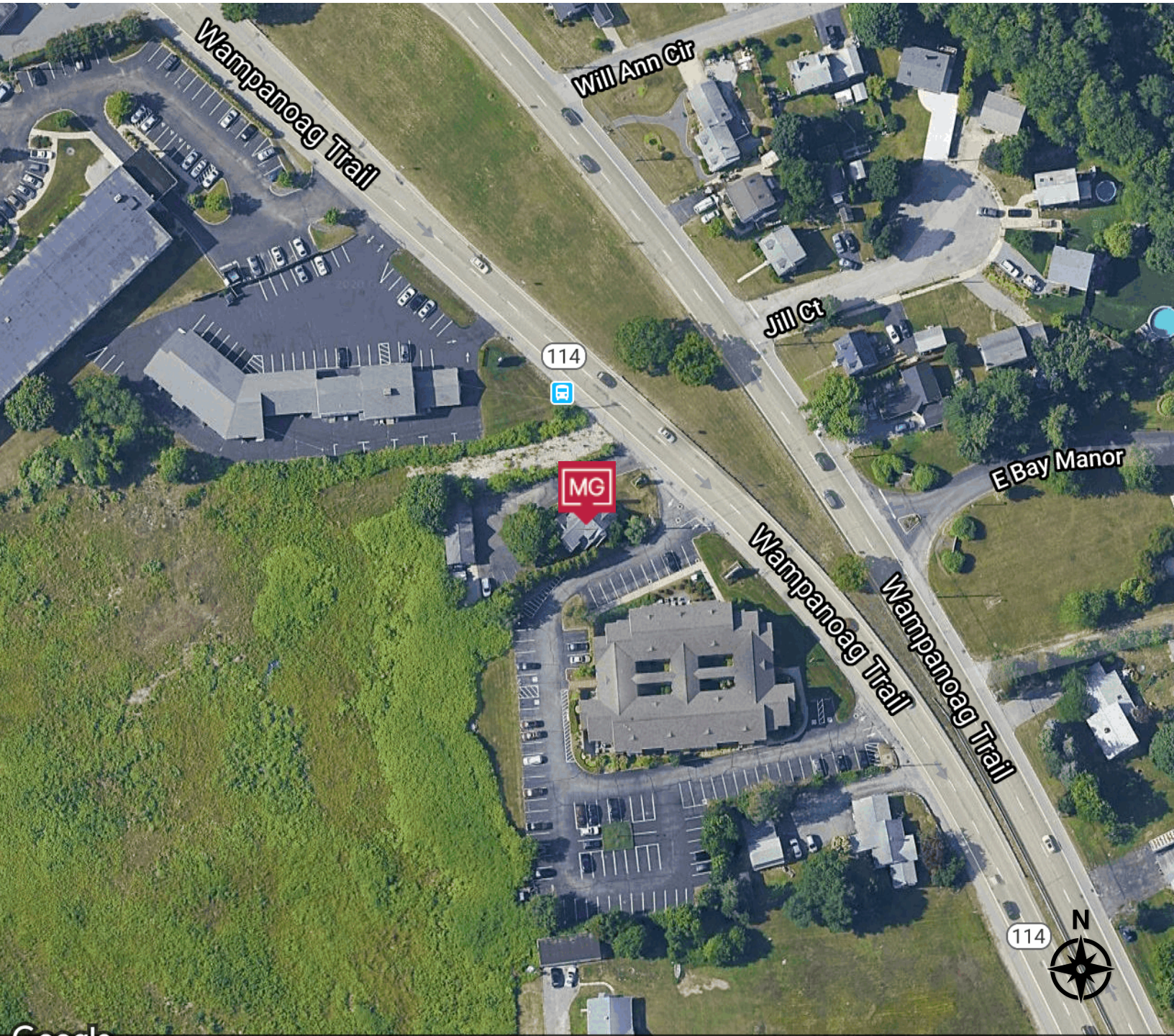
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# AERIAL MAPS



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